

Pre-Application Site Visit Report

Project 6535313, 1711 13TH AVE SW

Assessment Completed: 6/8/2016

Project Description: Remove gravel surface, install concrete slab

Primary Applicant: [Richard Connelly](#)

This report lists a preliminary assessment of project requirements based on your pre-application site visit (PASV). The PASV is completed by site inspectors from the Seattle Department of Construction and Inspections (SDCI).

Next Steps

1. Review the requirements in this report and contact the staff members listed below with questions.
2. Schedule an appointment for permit application intake with SDCI. **Please bring a copy of this report to your intake appointment.**

Questions About This Report

If you have questions about the information in this report, contact:
Roger E Moore, (206) 733-9039, Roger.Moore@seattle.gov

Other Resources

- General questions about the permit process: Contact the SDCI Applicant Services Center (ASC) at 206-684-8850.
- User-friendly guides to city permitting processes: [SDCI](#) and [SDOT](#).
- [Detailed zoning information](#).
- Visit our [permit type pages](#) for step-by-step instructions and forms for preparing your application and plans for review.

Pre-Application Site Visit (PASV) Requirements

PASV report requirements may be subject to additions, changes, or modifications by the department. The purpose of the report is to alert the applicant that there may be unusual or complex site conditions that trigger requirements from the department regarding this project. **The applicant is responsible for providing all required documents at the intake appointment.** If you have questions about this report or the PASV process, please contact the SDCI Site Development Team at (206) 684-8860.

Note: Any project application associated with the development site can utilize the results from this PASV if the application is accepted by SDCI within 24 months of the above inspection date. After 24 months, the applicant must apply for another PASV. No extensions will be granted.

The site plan did not include the following existing or proposed elements:

- 1) Existing contours @ 2'-0 intervals and/or spot elevations that indicate site topography.

ECA Mapping Unit and Type

This project site appears to include the following ECAs and/or buffers:

Liquefaction
Flood prone
Fish and wildlife

Earth Disturbance

If excavation has the potential to encroach on adjacent property in order to facilitate construction activity, please provide documentation of consent from the adjacent property owner. Show area of proposed encroachment on the submitted drawings and detailed cross-sections.

Please show all existing and proposed retaining walls/rockeries and the exposed height. Include riprap armoring north of proposed work.

Existing ROW Conditions

13TH AVE SW

Street conditions:

Asphalt paving

Visible pavement width is: 40 LF

Curb conditions:

No curb adjacent to site

A storm inlet does not appear to be located <350 ft from the site and prior to crossing a public right of way.

Potential Impacts to Seattle Parks Property

No parks property in vicinity

Tree Protection

Existing trees appear to be shown accurately on the site plan

Construction Stormwater Control

All projects with earth disturbance, regardless of size, require temporary and permanent stormwater control in accordance with the Construction Stormwater Control (CSC) Technical Requirements Manual ([DR 21-2015, Volume 2](#)).

Show the following on the [Construction Stormwater Control and Soil Amendment Standard Plan](#):

Place compost socks, compost berms, filter fabric fencing, straw bales, straw wattles, or other approved perimeter control BMPs to eliminate construction stormwater runoff.

Cover stockpiles and bare slopes with compost blankets, tarps, matting or other approved equal to control construction stormwater runoff.

A First Ground Disturbance inspection is required before any ground disturbance related to this permit, including demolition, tree cutting, clearing, grubbing, and grading. After your permit is issued, schedule an inspection by calling (206) 684-8900 or [online](#) at <http://web1.seattle.gov/DPD/InspectionRequest/default.aspx>.

Inspectors Notes

No additional Inspector notes.

Standard Submittal Requirements for Projects in an ECA

Provide a topographic survey with 2-foot contours on and within 25-feet of the property, stamped by a licensed land surveyor (see [25.09.330A](#))

The site is mapped as liquefaction prone. A geotechnical report is required to address liquefaction potential and, if needed, mitigation (see [SMC 25.09.100](#)).

Site is located within the 100-year flood hazard area. Refer to [SMC 25.09.120](#) and [SMC 25.06](#) as well as the Floodplain provisions of the Seattle Building Code or Seattle Residential Code for details.

The lowest floor elevation of any structure located in a flood-prone area shall be no less than 2 feet above the 100-year flood elevation. For projects adjacent to Puget Sound (including those along Elliott Bay, Salmon Bay, and the northern portion of the Duwamish River), FEMA is currently reviewing updated maps of the base flood elevation (BFE) for coastal properties. These draft maps are not yet available on our web site.

Please contact DPD staff for assistance in the determination of the base flood elevation for your property. Joel Lehn at (206) 614-0726 or joel.lehn@seattle.gov

Site is mapped as being within a fish and wildlife habitat area. The characteristics of the fish and wildlife habitat area will be used to evaluate development within wetlands, riparian corridors, steep slopes, and designated habitat areas